

**ZONING BOARD OF APPEALS
AND PUBLIC HEARING MINUTES**

October 13, 2015
Council Chambers

Chairman Bosanac called the meeting to order at 7:00 p.m.

Call to Order.

Chairman Bosanac called the meeting to order and advised appellants that the Zoning Board of Appeals is a nine member board and tonight there are nine members present. The board consists of seven citizens at large, one council person and a representative from the Monroe Citizens Planning Commission.

1. Roll Call:

Present: Commissioner David Smith
Commissioner Brian Beneteau
Chairman Michael Bosanac
Commissioner Bettie Dickerson
Commissioner Kenneth Miller
Commissioner Sandra May
Commissioner Susan Iott
Councilman Jeffery Hensley
Commissioner George O'Dell

Excused: Commissioner Bill Kipf

Absent: None

Guests: Ralph Presto, Drew Presto, Terri Hall

Staff: Matt Wallace, City Planner
Denise Palmer, Department Aid

2. Pledge of Allegiance

Chairman Bosanac led the pledge.

3. Minutes & Agenda

A motion was made by Commissioner Miller
To approve tonight's agenda and minutes of the July 14, 2015 meeting.
Support by Commissioner May.

Motion carried unanimously. (9 to 0).

4. New Business

Case #ZBA 15-004– 327 East Second Street– Assessor’s Parcel #39-00541-000.

Request from Presto Investments, LLC to approve the accessory structure on the parcel at 327 East Second Street. The City of Monroe Zoning Ordinance states that accessory structures must be ten (10’) feet from the principal dwelling and three (3’) feet from the side lot line. Two variances would be required to allow the requested accessory structure as located, which is less than ten (10’) feet from the principal dwelling and less than three (3’) feet from the side lot line. Commissioner May notified the board

Staff Report

The staff analysis was read into the record by Mr. Wallace.

Applicant Comments

Drew Presto, Presto Investments addressed the board regarding the ownership of the property, the property has been owned by the same two people since nineteen ninety- five (1995), in two thousand twelve (2012) the name was changed to the Investment Company.

Mr. Presto discussed a previous garage on the property.

Discussion was held on the positioning of the shed to try and make it compliant.

Theft on the property was discussed.

Public Hearing

Chairman Bosanac opened the public hearing.

Ms. Palmer read a letter into the record from, G. Novak at 403 East Second St. (See file).

Ralph Presto spoke on the position of the shed.

Terri Hall, Attorney, discussed a blight issue they have had at the property due to no storage available.

With no one else wishing to speak, Chairman Bosanac closed the public hearing.

Board Discussion

Chairman Bosanac discussed the lot size of the property. Discussion was held.

Commissioner Beneteau asked when the garage was torn down.

Discussion was held.

Commissioner Beneteau had concerns with the complaint from a property owner,

The property can be used without the shed.
Commissioner Iott asked if a small addition would be allowed to be erected on
The back of the dwelling for storage. Discussion was held.
Commissioner Smith raised the question, are we going to have zoning or not?
This question was brought up in the letter submitted.
Commissioner Smith does not believe you need a shed this big to store lawn
Equipment.
Commissioner May asked if turning the shed another way would make it
Compliant?
Mr. Wallace stated the current position is the most compliant.
Ralph Presto stated more than a lawnmower would be stored in the shed, bikes
And other outside stuff would be stored for blight issues.
Chairman Bosanac questioned if there would be any way to put an accessory
Structure on the property to meet the City's standards?
Mr. Wallace does not think you can with this particular shed.
Commissioner Smith does not believe it is the board's responsibility to figure out
Where to move the shed. If they can meet requirements with a smaller shed, then
That is the way they should go.

Commission Action

A motion was made by Commissioner Smith, the appeal is denied. Support by
Commissioner Beneteau.

Discussion was held.

Chairman Bosanac called for the vote.

Motion carried. (5 to 4).

Old Business

Chairman Bosanac asked the status of the last case that was tabled.
Discussion was held.

Communications

None

Public Comments

None

Board Comments

Chairman Bosanac welcomed Commissioner Beneteau back as a full time Board Member.
Discussion was held.

Adjournment

With no one else wishing to comment Chairman Bosanac asked for a motion to adjourn.

Motion to adjourn by Commissioner Miller, Support by Commissioner Iott.

Motion carried unanimously. (9 to 0).

The meeting was adjourned at 8:48 P.M.